

SAN ANTONIO PLANNING COMMISSION AGENDA

* **May 12, 2004** *

2:00 P.M.

Heriberto Herrera – Chairperson	
Susan M. Wright – Vice Chairperson	
Mitch E. Meyer – Chairperson Pro Tem	
Murray H. Van Eman	James Darryl Byrd
Cecilia Garcia	Robert Hanley
	Amelia Hartman

Work session 1:30 P.M. “Tobin Conference Room”

- Briefing Agenda Items - Any of the attached items may be discussed. (D.S.D)

1. 2:00 P.M. - Call to Order, Board Room, Development and Business Service Center

2. Roll Call

3. **PUBLIC HEARINGS**

PUDS:

04-003	Grayson Park (East of Henderson Pass and south of Thousand Oaks Road)	9	517 D6 & E6
04-007	Henderson Pass Village (Southeast corner of Henderson Pass and Turkey Point intersection)	10	517 D-4
04-012	Royal San Antonio Apartments (East of the intersection of Babcock Road and UTSA Blvd. on UTSA Blvd.)	8	514 A-7

Council District

Ferguson Map Grid

THE DEVELOPMENT AND BUSINESS SERVICE CENTER IS LOCATED AT 1901 SOUTH ALAMO AND IT IS WHEELCHAIR ACCESSIBLE. ACCESSIBLE PARKING SPACES IS LOCATED IN THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING 207-7245 VOICE/TDD.

*Plat numbers 010481 and after are subject to the new 2001 Unified Development Code process.

PLATS:

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|---------------|--|----------|----------------|
| 040147 | Lot 186, Westwood Estates
(On the west side of General McMullen Drive, +/-246' north of Castroville Rd.) | 6 | 615 C-6 |
| 040183 | Tigoni Villas
(On the southwest corner of Sunshine Drive and West Bloomfield Drive) | 7 | 581 A-7 |

CONSENT AGENDA

PUBLIC HEARING FOR ITEMS 4 – 8 HELD ABOVE:

- | | | | | |
|-----------|---------------|--|-----------|------------------------|
| 4. | 04-003 | Grayson Park
(East of Henderson Pass and south of Thousand Oaks Road) | 9 | 517 D6 & E6 |
| 5. | 04-007 | Henderson Pass Village
(Southeast corner of Henderson Pass and Turkey Point intersection) | 10 | 517 D-4 |
| 6. | 04-012 | Royal San Antonio Apartments
(East of the intersection of Babcock Road and UTSA Blvd. on UTSA Blvd.) | 8 | 514 A-7 |
| 7. | 040147 | Lot 186, Westwood Estates
(On the west side of General McMullen Drive, +/-246' north of Castroville Rd.) | 6 | 615 C-6 |
| 8. | 040183 | Tigoni Villas
(On the southwest corner of Sunshine Drive and West Bloomfield Drive) | 7 | 581 A-7 |
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PLATS:

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|------------|---------------|--|------------|----------------|
| 9. | 030213 | Heights at S.O. PUD, POD F, U-2
(Along the northeastern extensions of Mirror Lake and Red Willow Streets) | 9 | 482 D-1 |
| 10. | 030262 | Park Place Phase II, Unit 2
(Near the intersection of Oakwood Crest and Wooden Fox) | OCL | 612 C-6 |
| 11. | 030322 | Sonoma Ranch, Unit-3D PUD
(On the south side of Ruidosa Downs, 259' to Ruidosa Downs and Candelaria Street intersection) | OCL | 513 C-6 |
| 12. | 030381 | Trinity Oaks U-1 PUD
(On the east side of Hwy 281 N., 1452' north of Bulverde Road) | OCL | 451 D-5 |
| 13. | 030453 | Terra Briggs | 10 | 552 D-4 |

(On the east side of Naco Perrin, across from Center Point Road)

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|-----|--------|---|---|---------------|
| 14. | 040013 | Grayson Park (A Townhouse PUD)
(On the south side of Thousand Oaks Drive, 1328' southeast of Henderson Pass) | 9 | 517 D-6 |
| 15. | 040122 | Magnolia Heights, Unit-3A
(On the southeast side of Dugas Road, 1146' to Military Drive) | 6 | 612 D-2 & E-2 |
| 16. | 040123 | Magnolia Heights, Unit-3B
(Along the southern extension of Magnolia Summit Street, south of Magnolia Park Street) | 6 | 612 D-2 & E-2 |
| 17. | 040190 | Westover Crossing Unit 6
(At the intersection of North Ellison Drive and Yellow Creek Street) | 6 | 612 D-3 |

DEFERRALS:

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| 18. | 040291 | Higgs, Carter & Kings
(On the westerly side of Fredericksburg Road between Cincinnati Ave. and University Ave.) | 1 | 616 B-1 |
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INDIVIDUAL CONSIDERATION

PLATS:

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|-----|--------|---|---|---------|
| 19. | 030412 | New Hope Baptist Church (variance)
(On the north east corner of Martin Luther King Dr. and Ferguson Street) | 2 | 617 D-7 |
| 20. | 970483 | Tuscany II PUD (time extension)
(Near the corner of Mondavi and Via Vineda) | 9 | 515 F-2 |
| 21. | 970486 | Renaissance Unit-4 PUD (time extension)
(On the east side of Giovanni Street) | 9 | 515 E-1 |
| 22. | 970488 | Renaissance Unit V PUD (time extension)
(Near the corner of Giovanni Street and Milan Street) | 9 | 515 F-1 |

SPECIAL PROJECT:

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| 23. | S.P. No. 1121 | Request to close, vacate and abandon improved portions of Croyden Avenue and a 20-foot wide alley, both being Public Rights of Way, located between Cropsey Avenue and Frio City Road adjacent to NCB 7530 (Asset Management Department) |
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OTHER ITEMS:

24. Consideration of a resolution amending the Land Use Plan contained in the IH 10 East Corridor Perimeter Plan, a component of the Master Plan of the City, by changing the use of approximately 8.2-acres located at the southwest corner of Foster Road and Summer Fest Road more specifically described as legal description NCB 16612 BLK LOT P-36 and on approximately 10.836-acres located at the northwest corner of Foster Road and Summer Fest Road more specifically described as legal description NCB 16611 BLK LOT P-40 from Single Family Residential land use to Community Commercial land use. (Planning Department)
25. Public hearing and consideration of a resolution to recommend an amendment to the land use element of the Southside Initiative Community Plan from no specific land use designation to Agriculture, Resource Protection/Open Space, and Agriculture and Light Industry land uses for an area of approximately 4, 080 acres, extending from the southern limited purpose city limits of the City of San Antonio, southerly and along the western right-of-way line of State Highway 16 to a southern boundary extending easterly following the southern right-of-way line of S Loop 1604 W for an approximate distance of 1.6 miles, and then parallel to S loop 1604 W as defined by the Texas department of Transportation, for an approximate distance of 3.25 miles to the eastern boundaries of and including the Galvan and Duran tracts; thence northeasterly to the eastern right-of-way line of Pleasanton Road continuing northeasterly along said right-of-way to the limited purpose city limits of the City of San Antonio; the area being generally between State Hwy 16 and Pleasanton Road as it conforms to the approval criteria set forth in the Unified Development Code, Section 35-420, pertaining to "Comprehensive, Neighborhood, Community and Perimeter Plans." (Planning Department)
26. Briefing on the expansion of the Southside Initiative Limited Purpose Annexation (Planning Department)
27. A resolution appointing a member to the Land Development Services Committee for a two-year term (Planning Commission)
28. Citizens to be heard
29. Approval of the minutes for April 28, 2004
30. Director's report.
31. Questions and Discussion
32. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed.
33. **ADJOURNMENT**